

FAIRMONT PLANNING COMMISSION

The regular meeting of the Fairmont Planning Commission was held on March 16, 2016 at 7:00 p.m. at the Public Safety Building located at 500 Quincy Street.

President William Oliver called the meeting to order at 7:00 p.m. and asked for a roll call of members.

ROLL CALL OF MEMBERS

MEMBERS PRESENT

President Oliver
Commissioner Weber
Commissioner Richardson
Commissioner Parker
Commissioner Pitman
Commissioner Majic
Commissioner Straight
Commissioner Miller
Commissioner Greene

MEMBERS ABSENT

CITY STAFF

City Manager – Robin Gomez

Recording Secretary – Maria Cipolla

PLEDGE OF ALLEGIANCE

Approval of Minutes from February 17, 2016

President Oliver asked for a motion to approve the minutes.

Commissioner Straight motioned to approve minutes.

Commissioner Weber seconded.

Motion carried 9-0.

Public Hearings for March 16, 2016

1. **Blanche Rowan is requesting a rezoning of her property along Suncrest Avenue, Tax Map 06-07 Parcels 116 and 117, from Neighborhood Mixed Use to Industrial.**

President Oliver asked if there was anyone here to speak in favor of this request.

Kareen Davisson said, I am the applicant's granddaughter. My grandmother is in Florida and asked me to speak on her behalf. Kareen informed the Commissioners that she has made several attempts to contact Circle K about being rezoned but nobody has ever responded to her many requests. Her grandmother has owned the property for many years, has always paid her taxes, and would like to be able to utilize this property for something useful for herself, the neighbors, and produce taxes for the City of Fairmont.

Earl Martin, one of Mrs. Rowan's neighbors, also spoke in favor of this request.

President Oliver asked for a motion.

Commissioner Weber motioned to the request.

Commissioner Straight Seconded the motion.

Motion carries 9-0

PUBLIC HEARINGS TO SET FOR April 5, 2016 (Special Session)

Fairmont Community Development Partnership is requesting a rezoning of the property located adjacent to Windmill Park (approximately 3.50 wooded areas) on Garrett Avenue. There are multiple lots involved. They are presently zoned General Residential and they are requesting the parcels be changed to Neighborhood Mixed Use in order to construct a 32 unit affordable housing complex.

There was nobody here to speak for or against this request to set for a public hearing from the public or the applicant.

President Oliver asked for motion to set this for a Special Session. Should the request be approved it will allow them to apply for tax credit by the May 22, 2016 deadline.

Commissioner Greene motioned to set the request for a Special Session
Commission Majic seconded the motion.
Motion carried 9-0

Public Hearing to Set for April 20, 2016.

1. James & Kristina Dunn are requesting a variance from subdivision regulations that require any subdividing of land shall provide a public street frontage on every lot of at least forty feet.

There was nobody here to speak for or against this request to set for a public hearing from the public or the applicant.

President Oliver requested a motion.
Commissioner Weber motion to set this request.
Commissioner Parker seconded the motion.
Motion carried 9-0

2. R.J. Williams, of Reclaim Company, LLC, is requesting a rezoning of the property located at 200 Eighth Street along Chamberlain Avenue from Neighborhood Mixed Use to Main Corridor Commercial.

President Oliver asked if there was anyone here to speak in favor of this request.

R.J. Williams, the property owner, said he is requesting the rezone because the property is currently zoned for the office use he wants it for but he doesn't want to have to keep going before the Board of Zoning (BZA) every time he wants to expand his business or make improvement to the existing structures. This location is the old Helmick property and is about 4.5 acres. Mr. Williams has been in business for 10 years.

The Commissioners explained and advised Mr. Williams the process and how to proceed with his rezoning request such as showing an economic change in the area with the housing, as well as how he has already made substantial improvements to the property already. Commissioner Parker stressed that he needs meet each element required for a rezoning.

Commissioner Parker motioned to set this request for a public hearing.
Commissioner Greene seconded the motion.
Motion carried 9-0

NEW BUSINESS

None

CITIZENS PETITION

Shaun Linger and Burley Tenant came to the meeting to speak about their request to continue a non-conforming use that was grandfathered in at the old Harvest Moon location.

Shaun Linger said they have 6 employees from the previous owner that they want to continue to employ. They have made about \$50,000 in repairs and improvement. They also want to continue to run the new private club with lottery machines, a liquor license, etc.

OTHER BUSINESS

Commissioners Comments:

Commissioner Parker reminded the Board and the applicant that when we have a rezoning request, the applicant must meet each and every element required for the rezoning.

Commissioner Majic stated that he will not be available the week of April 4th due to work.

STAFF UPDATES

None

ADJOURNMENT:

President Oliver asked for a motion to adjourn.

Commissioner Straight made a motion to adjourn.

Commissioner Pitman seconded it.